



TOM WILLS



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PERSONAL PROPERTY AGENTS

**3 Chard Terrace**  
Falmouth, TR11 2RE  
**£465,000**



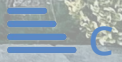
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### 3 Chard Terrace

Falmouth, TR11 2RE

Occupying a convenient position, within walking distance of the town centre and seafront/beaches, an impressive townhouse spanning over 1,800 sq.ft of accommodation (including attic) following a recent extension and thorough scheme of refurbishment which included a complete re-wire, replacement kitchen and bath/shower rooms along with the construction of three additional first floor rooms with rear external staircase providing separate access and the potential for a self-contained annexe.

- 4/5 bedrooms
- Potential for self-contained annexe
- 2/3 reception rooms
- 3 bath/shower rooms
- Sunny rear garden with parking
- Solar water heating and EV charger
- Thorough/recent refurbishment
- Re-wired and modernised throughout
- Walk to town and beaches
- Over 1,800 sq.ft of accommodation





## THE PROPERTY

Having purchased the property in 2015 as a 'project' our clients have completed a thorough refit and modernisation of the interior. The house still retains a traditional feel with double reception rooms, original Edwardian staircase plus a spacious kitchen on the ground floor leading to a large bath/shower room to the rear, while benefitting from modern additions such as sub-floor insulation, underfloor heating in kitchen and bathroom, solar water heating and an electric car charger. The first floor is equally impressive and has the versatility to accommodate up to 5 bedrooms with 2 further bath/shower rooms, or 3 bedrooms with a self-contained one bedroom annexe, providing a form of income or separate unit for dependent relatives. There is triple/double glazing and central heating with solar fed thermal store. The attic, which features a full floor, power sockets and insulation, has great scope for conversion into even more accommodation, subject to the usual building regulation consents (others on the terrace have converted either with velux or dormer windows).

To the rear, a courtyard garden leads from the kitchen to a level lawned area which could provide off-road parking if required, although our clients park on the lane to the rear immediately adjacent to the double gates and within easy reach of the 7.5 kw car charger fixed to the garden wall (they always have a space to return to).

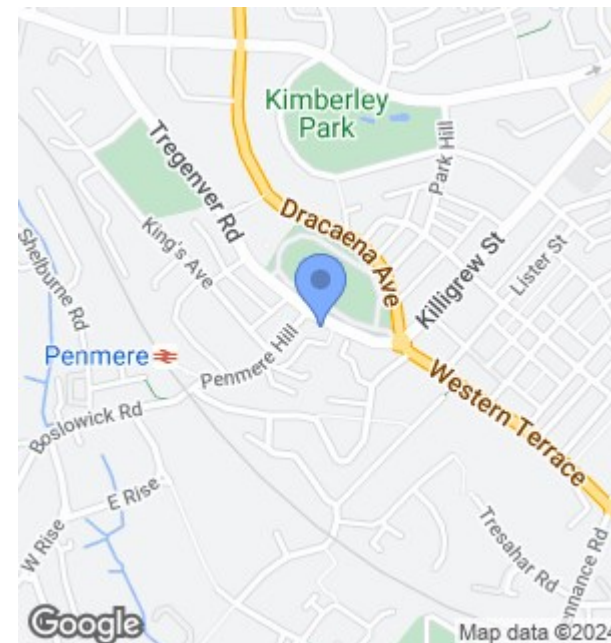
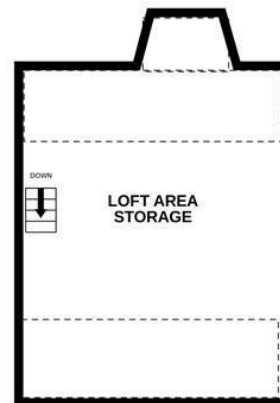
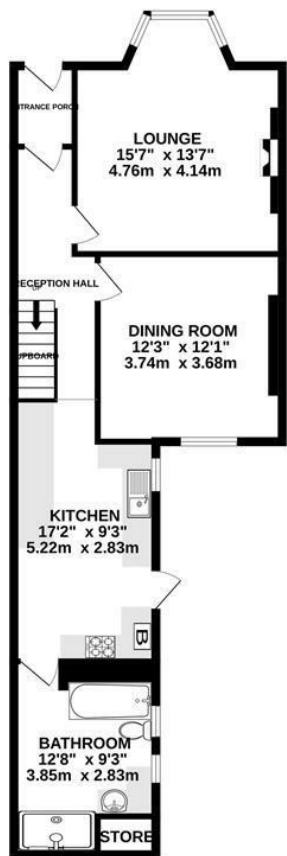
## ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our clients onward purchase - to be confirmed. Services - Mains gas, electricity, water and drainage. Solar water heating. 7.5kw EV charger. Council Tax - Band C. EPC rating - 70(C). Gas fired central heating (underfloor within kitchen and bathroom). **VIEWING ARRANGEMENTS- BY TELEPHONE OR EMAIL APPOINTMENT.**

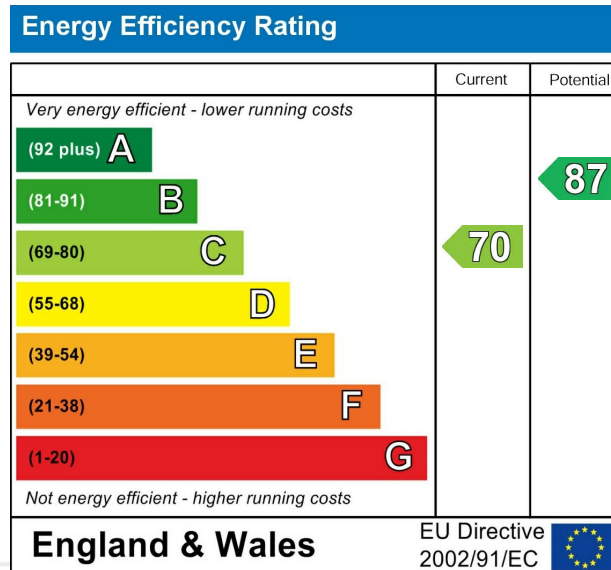
GROUND FLOOR

1ST FLOOR

LOFT AREA



### Energy Efficiency Graph



CHARD TERRACE FALMOUTH TR11 2RE  
 TOTAL FLOOR AREA : 1828 sq.ft. (169.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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